

SPECIAL WARREN ZONING BOARD OF REVIEW
June 24, 2015
Minutes

The Special meeting of the Warren Zoning Board was called to order at 7:05 pm by Chairman S. Calenda. Also present was Vice Chairman P. Attemann, M. Smiley, A. Ellis, and 2nd Alternate W. Barrett Holby. Absent was A. Harrington and 1st Alternate M. Emmencker.

Continued Applications

Application #15-29, Tourister Mill, LLC, owner and Ava Anderson, LLC, Applicant, 91 Main St, Plat Map 1, Lots 4 & 10 and Plat Map 2, Lots 1, 2 & 19, request for a Special Use Permit from sections 32-55 and 32-57 of the Warren Zoning Ordinance to allow wholesale storage of non-flammable and non-explosive materials within a structure and compounding and packaging of natural personal products in a Special Zoning District.

Bruce Cox, Esq. Sleprow, Sleprow and Associates represented Ava Anderson, LLC. Mr. Cox explained that this request would be compatible with the neighboring lands uses as there were previously manufacturing at the proposed location. He further explained this request would not create a nuisance or a hazard to this area as their products are organic and it is compatible with the Comprehensive Plan as it will be using a vacant building. Although they will have 100,000 sq. ft. they will only be using approximately 50,000 sq. ft.

Kim Anderson manager and president of Ava Anderson LLC stated that they are looking forward to returning to Warren. Ms. Anderson stated that her company is the 5th largest Commercial contributor in RI and is also an accredited factor that kept the Warren Post Office from being closed a few years ago. Ms. Anderson also explained that they have signed a two (2) year lease with the property owner. They currently have approximately 80 employees total and 100 parking spaces are available for use. They will use direct access from Water St. Any spillage would be cleaned with 100% organic cotton clean cloths and to specifications of OSHA and the Manufacturer's regulations.

John McCoy, Esq representing owner Tourister Mill LLC was present to give testimony. Mr. McCoy explained the current stage his client is at with regard to their Master and Final Plan. Mr. McCoy also explained that he had consulted with Crossman Engineering and it was reported that it is projected this would contribute to a total of 48 vehicles total entering.

Chris Starr, manager member and one of the owners of Tourister Mill LLC, was present to give testimony with regard to the property.

Public Comment - NONE

It was moved by P. Attemann to approve Application #15-29, Tourister Mill, LLC, owner and Ava Anderson, LLC, Applicant, 91 Main St, Plat Map 1, Lots 4 & 10 and Plat Map 2, Lots 1, 2 & 19, request for a Special Use Permit from sections 32-55 and 32-57 of the Warren Zoning Ordinance to allow wholesale storage of non-flammable and non-explosive materials within a structure and compounding and packaging of natural personal products in a Special Zoning District. The granting of the Special Use is with the following finding of fact, after hearing testimony, that the use proposed will be compliant and compatible with a Special Use Permit. The Special Use will be compatible with the neighboring land uses, the proposed location is an existing building that manufactured up until a few years ago. The Special Use will not create a hazard in the neighborhood due to the organic compounds, combined assembly that meets all of Manufacture's and OHSA's regulations. There will be small trucks as testified to with one 18-wheel truck per week perhaps and other smaller trucks four to five times daily, minimum traffic increase will not impact local service as testified to by the property owner's attorney and Crossman Engineering. The Special Use Permit will be compatible with the community and the Comprehensive Plan, it is the Plan's goal to develop existing buildings and nurture manufacturing that is not hazardous to the neighborhood and to promote growth of a successful business. The public convenience and welfare will be served, it will improve a currently vacant building for the next two years and for a good use. The granting shall be conditional on that all regulatory requires will be met. Second by W. Barrett Holby. Yea - Chairman S. Calenda, Vice Chairman P. Attemann, M. Smiley, A. Ellis, and W. Barrett Holby 5-0

Administrative Matters - NONE

Adjourn

It was moved by M. Smiley to adjourn the meeting at 7:30 PM. Second by W. Barrett Holby. Yea - Chairman S. Calenda, Vice Chairman P. Attemann, M. Smiley, A. Ellis, and W. Barrett Holby 5-0

Respectfully submitted,

Rhonda Lee Fortin